

**AUBURN CITY COUNCIL  
REGULAR SESSION AGENDA**

City Hall, Council Chambers  
1225 Lincoln Way, Auburn, CA 95603

**March 9, 2009**

**Regular Session 6:00 p.m.**

*Meeting facilities are accessible to persons with disabilities. Requests for Assistive Listening Devices or other considerations should be made through the City Clerk's Office at (530) 823-4211, Ext. #112*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**MAYOR'S COMMENDATIONS/PROCLAMATIONS/ACKNOWLEDGEMENTS/  
ANNOUNCEMENTS**

Proclamation: Auburn Association of University Women Week, March 25  
through April 1, 2009

**AGENDA APPROVAL**

This is the time set aside for council members and/or the public to ask for removal, postponement or a change to the listed sequence of an agenda item.

**CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine in nature and will be approved by one blanket motion with a roll call vote.

There will be no separate discussion of these items unless persons request specific items to be removed from the Consent Calendar for discussion and separate action. Any items removed will be considered after the motion to approve the Consent Calendar.

1. **Minutes**

**Pages 7 - 8**

By **MOTION** approve City Council Minutes of January 30, 2009.

2. **Land Use Appeals Ordinance – Second Reading** Pages 9 - 24

By **ORDINANCE** hold a second reading, by title only of the Land Use Appeals Ordinance, which amends several sections of the Auburn Municipal Code and adds Chapter 162: Land Use Appeals

3. **Repeal of Auburn Municipal Code Chapter 151 (Environmental Quality) – Second Reading** Pages 25 - 28

By **ORDINANCE** hold a second reading, by title only, repealing Auburn Municipal Code Chapter 151 (Environmental Quality).

4. **Hearing Authority Appointments** Pages 29 - 30

By **RESOLUTION** approve Police Captain John Ruffcorn and Police Chief Valerie Harris to act as Hearing Authority Officers.

\*\*\*\*\* End of Consent Calendar \*\*\*\*\*

5. **Public Comment**

This is the time provided so that persons may speak to the Council on any item not on this agenda. Please make your comments as brief as possible. The Council cannot act on items not included on this agenda; however, the items will be automatically referred to staff.

**REPORTS**

6. **Informational Reports from Committees/Commissions**

- A. Arts Commission
- B. Library Advisory Board

7. **Annual SACOG Blueprint Project Comparison (2009 Report)** Pages 31 - 36

No action required.

8. **Planning Commission Consensus Memo Regarding Priority Planning Issues (2009)** Pages 37 - 40

No action is requested or required.

9. **Auburn Fire 2008 Incident Response Report** Pages 41 - 42

No action required; informational item only.

10. **City Council Committee Reports**

The purpose of these reports is to provide information to the city council and public on projects and programs that are discussed at committee meetings. **No decisions are to be made on these issues.** If a council member would like formal action on any of these discussed items, it will be placed on a future city council agenda.

**COUNCIL BUSINESS**

11. **Annual Housing Element Progress Report (2008)** Pages 43 - 50

By **MOTION** adopt the 2008 Annual Housing Element Progress Report and direct staff to submit the report to the State Office of Planning and Development and the State Department of Housing and Community Development.

12. **General Plan Implementation Work Plan (2009 Report)**

Pages 51 - 60

By **MOTION** adopt the 2009 Annual General Plan Implementation Work Plan and direct staff to submit the plan to the State Office of Planning and Research and the State Department of Housing and Community Development.

**ADJOURNMENT**

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 1225 Lincoln Way, Room 8, Auburn, CA 95603 during normal business hours.





# *City of Auburn*

# *Proclamation*

## **Auburn Association of University Women Week March 25 through April 1, 2009**

**WHEREAS**, in observance of March as National Women's History Month, the Auburn Branch of the American Association of University Women (AAUW), chartered in 1949, declared March 25 – April 2, 2009 AAUW Week in Auburn; and

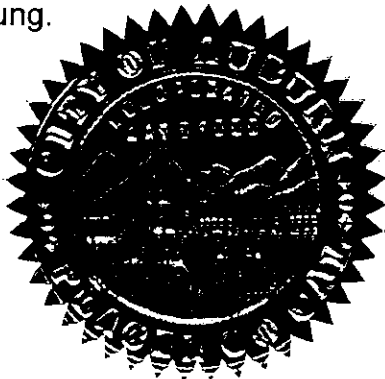
**WHEREAS**, the Auburn Branch has provided scholarships to graduating high school and Sierra College students and fellowships to university graduates; and

**WHEREAS**, the Auburn Branch for over thirty years has sponsored an art show which has provided a showcase for local and regional artists in Northern California; and

**WHEREAS**, the Auburn Branch has provided for a variety of its members' interests, assisted in initiating local recycling, provided library trips for fifth grade students, presented election candidates and maintained community involvement with many projects.

**WHEREAS**, the Auburn Branch's emphasis has evolved through the years to promote equity for women and girls. It sponsors math/science camps for junior high girls to encourage participation in those fields. The Branch also sponsors a Sister-to-Sister Conference for girls ages 13 to 19; and, maintains a defense fund for those women who suffer discrimination in their pursuit of college or university faculty advancement.

**NOW, THEREFORE**, I, J. M. Holmes, Mayor of the City of Auburn, on behalf of the City Council, do hereby proclaim March 25 through April 1, 2009 as "AAUW Week" in Auburn and acknowledge the Branch's 60<sup>th</sup> Anniversary and its charter members: Virginia Akers, Glyneth Cassidy, Helen Francis, and Mary Voyazes and its members of over 50 years: Lola Altus, Jean Cousins, Marion Faustman, Mary Foote, Beatrice Graham, Rosemary Headley, Joanna Jones, Dorothy Hall Overton, Mary Stark and Dorothy Young.



Issued this 9<sup>th</sup> of March, 2009

J. M. Holmes, Mayor



## CITY COUNCIL MINUTES

January 30, 2009  
SPECIAL SESSION

The Special Session of the Auburn City Council was held in the Council Chambers, City Hall, 1225 Lincoln Way, Auburn, California on Friday, January 30, 2009 at 5:00 p.m. with Mayor J. M. Holmes presiding and City Clerk Joseph G.R. Labrie recording the minutes.

**CALL TO ORDER**  
**PLEDGE OF ALLEGIANCE**  
**ROLL CALL:**

**Council Members Present:** Keith Nesbitt, Kevin Hanley, Bridget Powers, J. M. Holmes,

**Council Members Absent:** Bill Kirby

**Staff Members Present:** City Manager Robert Richardson

**PUBLIC COMMENT**

Mayor Holmes announced that Union Pacific Foundation will make a \$10,000 donation to the Auburn-Placer Performing Arts Center.

\*\*\*\*\*

By **MOTION** adjourn to a Closed Session under Government Code Section 54957:6 **MOTION: Nesbitt/Hanley/Approved by Voice**

- (1) **CONFERENCE WITH LABOR NEGOTIATORS**  
Agency Designated Representatives: Robert Richardson

Employee Group: All Bargaining Units

**REPORT OUT OF CLOSED SESSION**

No reportable action.

**ADJOURNMENT**

\_\_\_\_\_  
J. M. Holmes, Mayor

\_\_\_\_\_  
Joseph G. R. Labrie, City Clerk





## *Report to the Auburn City Council*

Action Item
Agenda Item No. 2
City Manager's Approval

**To:** Mayor and City Council Members  
**From:** Reg Murray, Senior Planner *RAM*  
**Date:** March 9, 2009  
**Subject:** Second Reading - Land Use Appeals Ordinance

### **The Issue**

Should the City Council hold the Second Reading to update the appeals procedures found in several sections of the Auburn Municipal Code (AMC) and add Chapter 162: Land Use Appeals?

### **Conclusions and Recommendation**

By Ordinance, hold a Second Reading, by title only, of the Land Use Appeals Ordinance, which amends several sections of the Auburn Municipal Code and adds Chapter 162: Land Use Appeals.

### **Background**

On February 23, 2009, the Auburn City Council reviewed a request to update the appeals language in Title XV of the Auburn Municipal Code (AMC). The proposal amends several chapters of the AMC, standardizing appeals procedure language, and adds Chapter 162: Land Use Appeals. At the February 23<sup>rd</sup> meeting, the City Council introduced the ordinance for first reading. The City Council's action to adopt Chapter 162 included a motion that removed a provision enabling a call for appeal by City Council (i.e. Section 162.11). The proposed ordinance (Exhibit A) has been modified to reflect the removal of Section 162.11.

### **Alternatives Available to Council; Implications of Alternatives**

- A. Deny the Second Reading of the Land Use Appeals Ordinance

### **Additional Information**

Please see the following for more details:

### **EXHIBITS**

- A. Ordinance amending Title XV of the AMC and adopting Chapter 162 - Land Use Appeals



ORDINANCE NO. 09-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN AMENDING  
TITLE XV OF THE AUBURN MUNICIPAL CODE TO ESTABLISH A UNIFORM  
APPEAL PROCEDURE FOR LAND USE MATTERS

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THE CITY COUNCIL OF THE CITY OF AUBURN DOES ORDAIN AS FOLLOWS

Section One: Section 158.015 of the Auburn Municipal Code is hereby  
amended to read as follows:

**§158.015 ADVISORY AGENCY; ADDITIONAL DUTIES AND APPEALS.**

The advisory agency shall be responsible for the approval or denial of  
tentative subdivision maps, tentative parcel maps and waived parcel maps  
pursuant to the procedures set forth in this chapter and the Subdivision Map  
Act. Appeals of any decisions of the advisory agency shall be made to the city  
council pursuant to chapter 162.

Section Two: Subsection 158.036 (B) of the Auburn Municipal Code is  
hereby amended to read as follows:

**(B) Appeals.**

Any interested person adversely affected by the decision of the advisory  
agency or the City Engineer under this section 158.036 may file an appeal to  
the City Council pursuant to chapter 162.

Section Three: Section 158.107 of the Auburn Municipal Code is hereby  
amended to read as follows:

1 §158.107 CONVERSIONS TO CONDOMINIUMS OR COMMUNITY  
2 APARTMENTS; APPEALS FROM ADVISORY AGENCY ACTIONS.

3  
4 Appeals shall be filed and heard in the manner set forth in chapter 162.

5 Section Four: Section 159.001 of the Auburn Municipal Code is hereby  
6 amended to add a new definition as follows:

7  
8 **DIRECTOR** and **COMMUNITY DEVELOPMENT DIRECTOR** shall mean  
9 the community development director of the city or his or her designee.

10 Section Five: Subsection 159.044 (I) of the Auburn Municipal Code is  
11 hereby amended to read as follows:

12  
13 (I) Hardships. In the event a private owner, public or quasi-public  
14 agency, political subdivision or district allegedly incurs a hardship due to the  
15 fact that the OSC classification unreasonably hinders the development or  
16 further development of a parcel, such owner, agency or district may appeal a  
17 decision of the planning commission to the city council pursuant to chapter  
18 162. On appeal, the city council shall determine whether the benefit to the  
19 public welfare, as set forth in this section, is overbalanced by the hardship to  
20 be suffered by the appellant and may apply the requirements of this section  
21 and condition the issuance of any building, use, occupancy or other permit so  
22 that the city council may find that the hardship on the applicant is reduced so  
23 as to be commensurate with the benefit to the public welfare. If the city  
24 council finds that the hardship to the appellant is too great to be justified by  
25 the benefit to the public welfare, the city council shall allow the proposed use  
26 or change upon such conditions as will best protect the public welfare and  
27 accomplish the purposes of in this section to the maximum extent possible.  
28



1        Section Six: Section 159.096 of the Auburn Municipal Code is hereby  
2 amended to read as follows:

3            § 159.096 APPEALS.  
4

5        Appeals from any decision of the planning commission on the matters set  
6 forth in this subchapter shall be made to the city council pursuant to chapter  
7 162.  
8

9        Section Seven: Subsection 159.116 (H) of the Auburn Municipal Code is  
10 hereby amended to read as follows:

11        (H)    Reviewing authority action. The reviewing authority specified by  
12 section 159.115 shall approve, conditionally approve, or deny a permit in  
13 accordance with the requirements of this subchapter.  
14 Such a decision may be appealed pursuant to chapter 162.  
15

16        Section Eight: Section 159.122 of the Auburn Municipal Code is hereby  
17 amended to read as follows:

18            § 159.122 APPEALS.  
19

20        (A)    Appeal of planning commission or historic design review  
21 commission determination. Any person aggrieved by the action of the planning  
22 commission or the historic design review commission may appeal that action to  
23 the city council pursuant to chapter 162.

24        (B)    Appeal of the director's determination. Any person aggrieved by the  
25 action of the director may appeal that action pursuant to chapter 162. Projects  
26 located within the historic design review district shall be appealed to the  
27 historic design review commission. All other actions shall be appealed to the  
28



1 planning commission. Actions appealed from the director to either commission  
2 may be further appealed to the city council pursuant to chapter 162.

3  
4 Section Nine: Section 159.150 of the Auburn Municipal Code is hereby  
5 amended to read as follows:

6 § 159.150 APPEALS.

7  
8 Any person aggrieved by any decision of the director of public works in  
9 the administration of this subchapter may appeal to the planning commission  
10 pursuant to chapter 162. The decision of the planning commission may be  
11 further appealed in the same manner.

12 Section Ten: Section 159.190 of the Auburn Municipal Code is hereby  
13 amended to read as follows:

14  
15 § 159.190 PERMITS; APPLICATIONS; APPEALS.

16 (A) Appeal of planning commission decision. The applicant may appeal  
17 a decision of the planning commission to the city council pursuant to chapter  
18 162.

19  
20 (B) Appeal of the director's determination. The applicant may appeal a  
21 decision of the director pursuant to chapter 162. Projects located within the  
22 historic design review district shall be appealed to the historic design review  
23 commission. All other actions shall be appealed to the planning commission.  
24 Actions appealed from the director to either commission may be further  
25 appealed to the city council pursuant to chapter 162.

26 Section Eleven: Subsection 159.315 (B)(2) of the Auburn Municipal Code  
27 is hereby repealed and Subsection 159.315(B)(1) of that Code is hereby  
28 amended to read as follows:

1 (B) Appeal board.

2 (1) Notwithstanding § 159.314(G), the City Council shall hear  
3 and decide appeals pursuant to chapter 162 and the City Council shall consider  
4 requests for variances from the requirements of this subchapter pursuant to  
5 subsections (B)(2) through (B)(5) of this section.  
6

7 Section Twelve: Section 159.409 of the Auburn Municipal Code is hereby  
8 amended to read as follows:

9  
10 § 159.409 APPEALS.

11 Any person not satisfied with the action of the commission may appeal  
12 the action to the council pursuant to chapter 162.  
13

14 Section Thirteen: Section 159.424 of the Auburn Municipal Code is  
15 hereby amended to read as follows:

16 § 159.424 APPEALS.

17 Any person not satisfied with the action of the commission may appeal  
18 the action to the council pursuant to chapter 162.  
19

20 Section Fourteen: Subsection 159.460 of the Auburn Municipal Code is  
21 hereby amended to read as follows:  
22

23 Except for appeals notice of which is governed by chapter 162, notices of  
24 public hearings required by this chapter shall be given as follows:

25 (A) Service by mail.

26 (1) At least 10 days prior to a public hearing, the commission  
27 shall mail, postage prepaid, a notice of the time and place of the hearing to all  
28 persons whose names and addresses appear on the latest equalized

1 assessment roll as owners of property within 500 feet of the exterior  
2 boundaries of the land for which an amendment, variance or use permit is  
3 sought.

4  
5 (2) The person filing the petition for action by the Commission  
6 shall supply the names and addresses of those entitled to notice under this  
7 section.

8 (B) Service by publication. In the case of an amendment of this  
9 chapter, notice shall be given by publication of the amendment in a newspaper  
10 of general circulation in the city at least 10 days prior to the hearing.

11  
12 Section Fifteen: Subsection 159.497(F) of the Auburn Municipal Code is  
13 hereby amended to read as follows:

14 (F) Appeals. Appeals may be taken pursuant to chapter 162.

15  
16 Section Sixteen: Subsection 159.506(F) of the Auburn Municipal Code is  
17 hereby amended to read as follows:

18 (F) Appeal. An applicant may appeal denial of a hardship waiver to the  
19 city council pursuant to chapter 162. Such appeal shall waive the 90-day time  
20 limit set forth in this section for purposes of the hearing and issuance of a  
21 decision on the appeal, which shall be controlled by chapter 162.

22  
23 Section Seventeen: Subsection 161.06(J) of the Auburn Municipal Code  
24 is hereby amended to read as follows:

25 (J) Appeals.

26  
27 (1) Appeal of the planning commission's determination. Any  
28 person not satisfied with the action of the commission may appeal the action to  
the council pursuant to chapter 162.



1 (2) Appeal of the director's determination. Any person not  
2 satisfied with the action of the director may appeal the action to the planning  
3 commission pursuant to chapter 162.

4  
5 Section Eighteen: Subsection 161.09(H) of the Auburn Municipal Code is  
6 hereby amended to read as follows:

7 (H) Protected trees within the city are valuable assets to the residents  
8 of the community, and as a result, destruction of or damage to these trees  
9 warrants compensation to the public. Any person who removes, kills, or  
10 significantly damages any tree in violation of this chapter may be required by  
11 the director to provide restitution to the city and to forfeit, either in part or in  
12 whole, the performance guarantee required under section 161.07. In addition  
13 to any other remedies, restitution shall be calculated at triple the rate provided  
14 by section 161.08. A restitution requirement may be appealed to the city  
15 council pursuant to chapter 162.

16  
17 Section Nineteen: Section 153.04 of the Auburn Municipal Code is hereby  
18 amended to read as follows:

19 § 153.04 VARIANCE PROCEDURE.

20  
21 (A) In those cases where strict compliance with these development  
22 standards may be a hardship on an applicant, an alternate plan accomplishing  
23 the objectives of this chapter may be submitted for review by the Community  
24 Development Director.

25 (B) In the event the Community Development Director determines (i)  
26 the proposal entails greater deviation from the requirements of this chapter  
27 than necessary to address the hardship on the applicant, (ii) that he or she  
28 cannot make the findings required by Government Code section 65906 or (iii)



1 that the provisions of this chapter do not plainly address the condition or  
2 situation of the site and the proposal, he or she shall refer the landscape plans  
3 to the Planning Commission to review the plans, with 10 days' mailed notice to  
4 the record owners of property contiguous with the property which is the  
5 subject of the application

6  
7 (C) In the event the applicant disagrees with the decision of the  
8 Planning Commission, he or she may appeal the action to the City Council  
9 pursuant to chapter 162.

10 Section Twenty: Section 155.043 of the Auburn Municipal Code is hereby  
11 amended to read as follows:

12  
13 § 155.043 APPEALS.

14 Appeals on decisions pursuant to this chapter shall be made pursuant to  
15 chapter 162.

16  
17 Section Twenty-One: Title XV of the Auburn Municipal Code is hereby  
18 amended to add Chapter 162 in the form attached hereto as Exhibit A.

19 Section Twenty-Two: This Ordinance shall take effect thirty days  
20 following its adoption as provided by Government Code Section 36937.

21  
22 Section Twenty-Three: Should any provision, section, paragraph,  
23 sentence or word of this Ordinance be rendered or declared invalid by any final  
24 court action in a court of competent jurisdiction or by reason of any  
25 preemptive legislation, the remaining provisions, sections, paragraphs,  
26 sentences or words of this Ordinance shall remain in full force and effect. To  
27 the extent the provisions of the Auburn Municipal Code as amended by this  
28 Ordinance are substantially the same as the provisions of the Code as it read  
prior to the adoption of this Ordinance, then those provisions shall be

1 construed as continuations of those earlier provisions and not as new  
2 enactments.

3 Section Twenty-Four: The City Clerk shall certify to the passage and  
4 adoption of this Ordinance and shall give notice of its adoption as required by  
5 law.  
6

7  
8 DATED: \_\_\_\_\_, 2009

9  
10 \_\_\_\_\_  
J.M. Holmes, Mayor

11 ATTEST:

12 \_\_\_\_\_  
13 Joseph G. R. Labrie, City Clerk

14 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify  
15 that the foregoing ordinance was duly passed at a regular meeting of the City  
16 Council of the City of Auburn held on the \_\_\_\_\_ day of \_\_\_\_\_ 2009 by  
the following vote on roll call:

17 Ayes:

18 Noes:

19 Absent:

20 \_\_\_\_\_  
21 Joseph G. R. Labrie, City Clerk

22 APPROVED AS TO FORM:

23  
24  
25 \_\_\_\_\_  
26 Michael G. Colantuono, City Attorney  
27  
28



## **EXHIBIT A**

### **CHAPTER 162: LAND USE APPEALS**

#### **SECTION**

- 162.01 TITLE AND PURPOSE**
- 162.02 EFFECT OF FILING**
- 162.03 APPELLATE AUTHORITY**
- 162.04 APPEAL TO PLANNING COMMISSION OR HISTORIC DESIGN REVIEW COMMISSION**
- 162.05 ACTION BY PLANNING COMMISSION OR HISTORIC DESIGN REVIEW COMMISSION**
- 162.06 APPEAL TO CITY COUNCIL**
- 162.07 ACTION BY CITY COUNCIL**
- 162.08 NOTICE OF HEARING**
- 162.09 HEARING TRANSCRIPT**
- 162.10 EFFECT OF DENIAL**
- 162.11 CALLS FOR REVIEW BY CITY COUNCIL**

#### **162.01 TITLE AND PURPOSE**

The purpose of this Chapter is to establish a procedure for appeals of decisions made pursuant to Chapters 153, 155, 158, 159, and 161 and any other provision of this code which references this Chapter.

#### **162.02 EFFECT OF FILING**

The filing of a notice of appeal pursuant to this Chapter stays all activity on a project until a final decision on the appeal.

#### **162.03 APPELLATE AUTHORITY**

Unless otherwise expressly provided in Chapters 153, 155, 158, 159, or 161, any decision made by the Director pursuant to those Chapters may be appealed to the Planning Commission or the Historic Design Review Commission, as the context shall require, and any decision made by the Planning Commission, the Historic Design Review Commission, or the Floodplain Administrator pursuant to those Chapters may be appealed to the City Council. As used in this Chapter, "Director" shall mean the Director of Public Works, the City Engineer, the Floodplain Administrator, or the Community Development Director, as the context shall require.



**162.04 APPEAL TO PLANNING COMMISSION OR THE HISTORIC DESIGN REVIEW COMMISSION**

(A) *Power to hear and decide.* The Historic Design Review Commission shall hear appeals from actions of the Director with respect to design review and historic design review projects located in a historic design review district. The Planning Commission shall hear appeals of all other decisions of the Director under Chapters 153, 155, 158, 159, and 161 unless otherwise specified by this code.

(B) *Filing of appeal.* Unless otherwise specified in this code, any interested person may file an appeal of a Director's decision. The appeal shall be filed in writing with the Community Development Department within ten (10) calendar days after the Director's decision is issued and shall state the grounds for appeal and any specific action the appellant requests the city take. The appropriate fee, established from time to time by resolution of the City Council, shall be paid at the time the appeal is filed. If no appeal is timely filed, the Director's decision is final.

(C) *Hearing and notice.* The Director shall set a hearing on the appeal, which shall be conducted pursuant to Section 162.06. Notice of the hearing shall be given pursuant to Section 162.08.

(D) *Record on appeal.* All materials on file with the Director or Floodplain Administrator shall be part of the record on appeal. In addition, any person may offer supplemental evidence at or before the appeal hearing.

(E) *De novo review.* The Planning Commission or Historic Design Review Commission is not limited to consideration of the materials presented to the Planning Commission, Historic Design Review Commission, Director, or Floodplain Administrator. The Planning Commission or Historic Design Review Commission may consider any matter or evidence relating to the application, request or decision which is the subject of the appeal, regardless of the issues stated in the notice of appeal.

**162.05 ACTION BY PLANNING COMMISSION OR HISTORIC DESIGN REVIEW COMMISSION**

(A) *Options.* Upon hearing an appeal, the Planning Commission or the Historic Design Review Commission may:

(1) Approve an application upon finding that all applicable findings have been properly made and all applicable provisions of this code have been complied with; or

(2) Approve an application but impose additional or different conditions of approvals to fulfill the purposes of the applicable provisions of this code; or

(3) Deny an application, with or without prejudice to the filing of a renewed application for substantially the same land use within one (1) year of the decision on the



appeal, upon a finding that all applicable findings have not been properly made or all applicable provisions of this code have not been complied. A denial without prejudice shall also require a determination that the application has merit and can be modified to conform with all applicable provisions of this code; or

(4) Remand the matter to the Director with instructions; or

(5) Continue the matter.

(B) *Vote required.* A majority of the Planning Commission or Historic Design Review Commission members voting shall be required to grant an appeal, or to approve an application as to which the Director or the Floodplain Administrator has failed to act within the time permitted by law. In the event of a tie vote or any other failure of the Planning Commission or Historic Design Review Commission to muster a majority to determine an appeal, the decision appealed from shall be deemed confirmed by that body, subject to further appeal to the City Council if and as authorized by this Code.

(C) *Effective date.* A decision of the Planning Commission or Historic Design Review Commission on an appeal shall be final as to that body, subject to further appeal to the City Council if and as authorized by this Code when rendered unless otherwise provided by the City Council in rules of procedure or otherwise. In cases where the commission adopts a resolution memorializing its decision, final action shall be the adoption of the resolution.

#### **162.06 APPEAL TO CITY COUNCIL**

(A) *Power to hear and decide.* The City Council shall hear appeals from actions of the Planning Commission, the Historic Design Review Commission, the Director, and the Floodplain Administrator.

(B) *Appeal of a Planning Commission or Historic Design Review Commission decision.* Any interested person may appeal a final decision of the Planning Commission or the Historic Design Review Commission. The appeal shall be filed in writing with the City Clerk within ten (10) calendar days after the decision and shall state the grounds for appeal and any specific action the appellant requests the city take. The appropriate fee, established from time to time by resolution of the City Council, shall be paid at the time the appeal is filed. If no appeal is timely filed, the Commission's decision is final.

(C) *Appeal of a decision of the Director or Floodplain Administrator.* Any interested person may appeal (i) a decision of the Director made directly appealable to the City Council rather than to the Planning Commission by another provision of this Code or (ii) a decision of the Floodplain Administrator. The appeal shall be filed in writing with the City Clerk within ten (10) calendar days after the decision and shall state the grounds for appeal and any specific action the appellant requests the city take. The appropriate fee, established from time to time by resolution of the City Council, shall be paid at the time the appeal is filed. If no appeal is timely filed, the Director's or Floodplain Administrator's decision is final.



(D) *Hearing and notice.* The City Manager shall set a hearing on the appeal, which shall be conducted pursuant to Section 162.06. Notice of the hearing shall be given pursuant to Section 162.08.

(E) *Record on appeal.* All materials on file with the Director or Floodplain Administrator shall be part of the record on appeal. In addition, any person may offer supplemental evidence at or before the appeal hearing.

(F) *De novo review.* The City Council is not limited to consideration of the materials presented to the Planning Commission, Historic Design Review Commission, Director, or Floodplain Administrator. The City Council may consider any matter or evidence relating to the application, request or decision which is the subject of the appeal, regardless of the issues stated in the notice of appeal.

#### **162.07 ACTION BY CITY COUNCIL**

(A) *Council options.* Upon hearing an appeal, the City Council may:

(1) Approve an application upon finding that all applicable findings have been properly made and all applicable provisions of this code have been complied with; or

(2) Approve an application but impose additional or different conditions of approvals to fulfill the purposes of the applicable provisions of this code; or

(3) Deny an application, with or without prejudice to the filing of a renewed application for substantially the same land use within one year of the decision on the appeal, upon a finding that all applicable findings have not been properly made or all applicable provisions of this code have not been complied. A denial without prejudice shall also require a determination that the application has merit and can be modified to conform with all applicable provisions of this code; or

(4) Remand the matter with instructions.

(5) Continue the matter.

(B) *Vote required.* A majority of the City Council members voting shall be required to grant an appeal or to approve an application as to which the Director, Planning Commission, Historic Design Review Commission, or the floodplain administrator has failed to act within the time permitted by law. In the event of a tie vote or any other failure of the City Council to muster a majority to determine an appeal, the decision appealed from shall be deemed confirmed unless applicable law, such as the California Environmental Quality Act, requires otherwise.

(C) *Effective date.* A decision of the City Council on an appeal shall be final when rendered unless otherwise provided by the City Council in rules of procedure or otherwise. In cases where the City Council adopts a resolution memorializing its decision, final action shall be the adoption of the resolution.



## **162.08 NOTICE OF HEARING**

Unless another provision of this code requires otherwise, notice of an appeal hearing shall be provided as follows.

(A) *Time.* Notice of public hearing shall be given at least ten (10) calendar days before the hearing date.

(B) *Content.* A notice of hearing shall include:

- (1) The date, time and place of hearing;
- (2) The identity of the hearing body or officer;
- (3) A general explanation of the matter to be considered, including the action from which appeal is taken; and
- (4) The address or general location of the project site.

(C) *Method of Notice.* Notice shall be given by the following methods:

(1) *Publication.* Notice shall be published in a newspaper of general circulation in the City. If no such newspaper exists when notice is required to be given, such notice shall be posted in at least three public places in the City designated by the City Council.

(2) Notice to owners of property within five hundred (500) feet.

(a) Written notice shall be given by first class mail or personal delivery to all persons shown on the last equalized assessment roll as owning real property within five hundred (500) feet of the external boundaries of the property which is the subject of the appeal.

(b) In the event that more than one thousand (1,000) persons are entitled to notice of an appeal pursuant to subsection (C)(1) above, notice may instead be given by placing a display advertisement of at least one-eighth page in a newspaper of general circulation within the city.

(3) *Appellant, property owner, and applicant.* Notice shall be given to the appellant, owner of the subject property, and the applicant.

(4) *Notice to persons requesting notice.* In all cases, in addition to other notices, notice shall be given by first class mail to any person who has filed a written request with the City to receive notices of public hearings and has paid such fee as the

City Council may establish by resolution for that purpose from time to time. Such a request may be submitted at any time and shall apply for the balance of the calendar year.

(5) *Posting of Property.* Notice shall also be given if and as required by Section 159.460 of this Code.

#### **162.09 HEARING TRANSCRIPT**

Nothing in this Chapter requires the keeping of a verbatim hearing transcript where such a transcript is not otherwise required by law.

#### **162.10 EFFECT OF DENIAL**

When an application for a land use or other approval has been finally denied by the City under Chapters 153, 155, 158, 160 and 161 of this code, no substantially similar application may be filed with the City for that same property for a period of one year from the date of denial unless the decision is expressly stated to be without prejudice to such a further filing.





## *Report to the Auburn City Council*

Action Item	3
Agenda Item No.	
City Manager's Approval	

**To:** Mayor and City Council Members  
**From:** Reg Murray, Senior Planner *RKM*  
**Date:** March 9, 2009  
**Subject:** Second Reading – Repeal of Auburn Municipal Code Chapter 151  
(Environmental Quality)

### **The Issue**

Should the City Council hold the Second Reading to repeal Chapter 151 (Environmental Quality) of the Auburn Municipal Code?

### **Conclusions and Recommendation**

- A. By Ordinance, hold a Second Reading, by title only, repealing Auburn Municipal Code Chapter 151 (Environmental Quality).

### **Background**

On February 23, 2009, the Auburn City Council considered a Resolution to adopt Local CEQA Guidelines and an Ordinance to repeal Chapter 151 (Environmental Quality) of the Auburn Municipal Code (AMC). The matter was approved from the Consent Calendar, including the adoption of the resolution and the introduction of the Ordinance for first reading. The ordinance repealing Chapter 151 is provided with Exhibit A.

### **Alternatives Available to Council; Implications of Alternatives**

- A. Deny the Second Reading repealing Chapter 151 (Environmental Quality).

### **Additional Information**

Please see the following for more details:

### **EXHIBITS**

- A. Ordinance repealing Chapter 151 (Environmental Quality)



## ORDINANCE NO. 09-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN REPEALING  
CHAPTER 151 OF THE AUBURN MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF AUBURN HEREBY FINDS AS FOLLOWS:

Chapter 151 of the Auburn Municipal Code, entitled "Environmental Quality Law of the City of Auburn" dates from 1973 and has become outdated. The City Council intends to repeal it and adopt by resolution local California Environmental Quality Act (CEQA) guidelines consistent with CEQA. The local CEQA guidelines are also consistent with the City of Auburn General Plan and the public interest, health, safety, and welfare of the City of Auburn.

THE CITY COUNCIL OF THE CITY OF AUBURN DOES ORDAIN AS FOLLOWS:

Section One: Chapter 151 of the City of Auburn Municipal Code is hereby repealed.

Section Two: This Ordinance shall take effect thirty days following its adoption as provided by Government Code Section 36937.

Section Three: The City Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law.

Section Four: Should any provision of this Ordinance, or its application to any person, parcel or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or

1 the application of this Ordinance to any other person, parcel or circumstance  
2 and, to that end, the provisions hereof are severable.

3  
4 DATED: \_\_\_\_\_, 2009  
5  
6  
7

8 \_\_\_\_\_  
J.M. Holmes, Mayor

9 ATTEST:  
10  
11

12 \_\_\_\_\_  
Joseph G. R. Labrie, City Clerk

13 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify  
14 that the foregoing ordinance was duly passed at a regular meeting of the City  
15 Council of the City of Auburn held on the \_\_\_\_ day of \_\_\_\_\_ 2009 by the  
following vote on roll call:

16 Ayes:

17 Noes:

18 Absent:  
19  
20

21 \_\_\_\_\_  
Joseph G. R. Labrie, City Clerk  
22  
23  
24  
25  
26  
27  
28



the application of this Ordinance to any other person, parcel or circumstance  
and, to that end, the provisions hereof are severable.

DATED: \_\_\_\_\_, 2009

\_\_\_\_\_  
J.M. Holmes, Mayor

ATTEST:

\_\_\_\_\_  
Joseph G. R. Laphoe, City Clerk

I, Joseph G. R. Laphoe, City Clerk of the City of Auburn, hereby certify  
that the foregoing ordinance was duly passed at a regular meeting of the City  
Council of the City of Auburn held on the \_\_\_\_\_ day of \_\_\_\_\_, 2009 by the  
following vote on roll call:

Ayes: \_\_\_\_\_  
Noes: \_\_\_\_\_  
Absent: \_\_\_\_\_

\_\_\_\_\_  
Joseph G. R. Laphoe, City Clerk





## *Report to the Auburn City Council*

Action Item

Agenda Item No

City Manager Approval

**To:** Mayor and City Council Members  
**From:** Robert Richardson, City Manager  
**Prepared by:** Anne M. Cooley, Deputy/Assistant City Clerk  
**Date:** March 9, 2009  
**Subject:** Hearing Authority Appointments

### The Issue

Shall the Council approve the designees of the City Manager to act as Hearing Authority officers?

### Conclusion and Recommendation

Staff recommends that by **RESOLUTION** the City Council approve Police Captain John Ruffcorn and Police Chief Valerie Harris to act as Hearing Authority Officers.

### Background

Individuals who receive an Administrative Citation by an Enforcement Officer have the right to the appeal process. After a Preliminary Review, wherein the citation was upheld, the appellant may request an Administrative Hearing. Hearings are conducted by a Hearing Authority officer. The Auburn Municipal Code Section 95.26 states that the Hearing Authority is the City Manager or "other designee of the City Manager approved by the City Council." Due to the responsibilities and work schedule of the City Manager, it would be advisable to have alternate Hearing Authority Officers in order to provide an appellant with a more flexible and timely hearing date. Therefore, it is recommended that Chief Harris and Captain Ruffcorn act as those officers.

### Alternatives Available to Council:

1. Appoint Chief Harris and Captain Ruffcorn as Hearing Authority Officers;
2. Take no action

### Fiscal Impact

None.



1 RESOLUTION NO. 09-

2 HEARING AUTHORITY OFFICER APPOINTMENTS  
3 -----

4  
5 THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY RESOLVE:

6  
7 That the City Council of the City of Auburn does hereby approve the  
8 appointments of Police Chief Valerie Harris and Police Captain John Ruffcorn as  
9 Hearing Authority Officers.

10  
11  
12 DATED: March 9, 2009

13 \_\_\_\_\_  
J. M. Holmes, Mayor

14 ATTEST:

15 \_\_\_\_\_  
16 Joseph G. R. Labrie, City Clerk

17  
18 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify  
19 that the foregoing resolution was duly passed at a regular meeting of the City  
20 Council of the City of Auburn held on the 9<sup>th</sup> day of March 2009 by the  
21 following vote on roll call:

22 Ayes:

23 Noes:

24 Absent:

25 \_\_\_\_\_  
26 Joseph G. R. Labrie, City Clerk  
27  
28





## Report to the Auburn City Council

Action Item
Agenda Item No. 7
City Manager's Approval

**To:** Mayor and City Council Members  
**From:** Will Wong, Community Development Director  
**By:** Reg Murray, Senior Planner *[Signature]*  
**Date:** March 9, 2009  
**Subject:** Annual SACOG *Blueprint* Project Comparison (2009 Report)

### The Issue

Informational item only

### Conclusions and Recommendations

No action is required.

### Background

On January 22, 2007, the Auburn City Council passed a resolution directing that the Community Development Department, on an annual basis, provide the Auburn Planning Commission and the Auburn City Council with a comparison of city land-use plans and implementation of the land use goals as set out in SACOG's (Sacramento Council of Governments) *Blueprint*. The Planning Commission reviewed the *Blueprint* comparison report (below) on February 17, 2009.

The *Blueprint* project employs good growth concepts which are widely accepted to encourage more livable communities (see Attachment 1). The *Blueprint* includes seven basic principles:

- Provide a variety of transportation choices
- Offer a variety of housing choices and opportunities
- Take advantage of compact development to encourage walking, biking and transit use
- Use existing assets (i.e. infill and redevelopment)
- Mixed land uses to create vital neighborhoods
- Preserve open space, farmland, natural beauty, through natural resources conservation
- Encourage distinctive, attractive communities with quality design

In the City of Auburn, it is generally more difficult for projects to meet the principles established with the *Blueprint*. The *Blueprint* principles are best employed with master planned development or with larger projects where they can more effectively be tied into the design of the project. The majority of development projects within the City are typically smaller in size (e.g. 10-15 lots subdivisions), making it tougher to utilize the *Blueprint* principles to their best effect.

Due to the economic climate in 2008, the City only processed a couple projects that meet, or will meet, some of the intent behind the *Blueprint*:

1. **Mixed Use Projects** - The City processed one mixed use project in 2008 (i.e. the Mascorro Building). This three-story building in Old Town included a restaurant on the ground floor, a bar on the second floor, and a single residential unit on the third floor.
2. **Baltimore Ravine Specific Plan (BRSP)** – The City received an application in 2007 to process a specific plan for the Baltimore Ravine area in south Auburn. The proponent is aware of the *Blueprint* and is actively working to incorporate its principles into his project. The initial proposal included several features that reflect principles from the *Blueprint* including: a Village Center; a high percentage of high-density residential (HDR) units; the location of the HDR units near the Village Center; a variety of land use densities; a large open space area; and the provision of bike lanes and a pedestrian/bike trail system. The proponent is currently in the process of revising the scope of the BRSP, so it is expected that various aspects of the plan, including those associated with the *Blueprint*, will be modified as the BRSP moves forward.

#### Alternatives Available; Implications of Alternatives

No action is required

#### Fiscal Impact

Not applicable

#### Attachments

1. SACOG Blueprint Information



### **SACOG Blueprint Project**

In order to meet the blueprint objectives, SACOG encourages that future development be concentrated to make better use of transportation systems, reduce vehicle trips, minimize air quality impacts and limit encroachment on agriculture and open space lands in the region. This is achieved by providing higher density/more compact infill and Greenfield development at densities around 15.3 dwelling units per acre (du/ac). The vast majority of all existing housing in Placer County (including the cities) is built at densities less than 7 du/ac. If Placer County (including the cities) built out according to the General Plans, over half of the County would be at very low densities with an average density of 1.74 du/ac.

The Blueprint Project found that by changing the way development proceeds in the region in the future would result in substantial tangible benefits. Following is a brief overview of some of the key benefits:

#### **Growth Through Reinvestment**

Under the Base Case SACOG found that virtually all new development would be focused on vacant land. The Preferred Scenario suggests that 13 percent of all new housing and ten percent of all new jobs would occur through reinvestment. By providing a component that concentrates on infill/redevelopment, communities can take advantage of existing resources and ensure that existing older areas remain vital.

#### **Reduction in the amount of agricultural or open space conversion**

Under the Base Case, new development would need an additional 661 square miles of land by the year 2050. By encouraging compact development, the amount of vacant land would be reduced by more than half to 304 square miles. Of the vacant land needed to accommodate new development in the Base Case, 166 square miles of agricultural land would be potentially converted. However, under the Preferred Scenario, the number of agricultural acres would be reduced by 64 square miles to 102 square miles.

#### **Increase in areas with good or excellent pedestrian features**

In the Base Case, 34 percent of people in the region would live in pedestrian friendly neighborhoods. In the Preferred Scenario, the number would jump to 69 percent.

#### **Increase in areas where people live in proximity to jobs**

Under the Base Case Scenario, 26 percent of people would live in communities with a good or balanced mix of land uses by 2050. In the Preferred Scenario 53 percent would live in balanced communities.

#### **Reduction in vehicle miles traveled**

By designing development to encourage alternative modes of travel (walking, biking, transit), the number of trips taken by car would be reduced by ten percent. The number vehicle miles traveled per day would decrease from 47.2 miles to 34.9 miles. Total time devoted to travel per household per day declines from 81 minutes to 67 minutes.

#### **Reduction in Air Quality Impacts**

With the Preferred Scenario there would be 14 percent less per capita of carbon dioxide (greenhouse gas) and particulates (related to asthma) compared to the Base Case.



## **SACOG Blueprint Project and Auburn's General Plan**

Below lists the Blueprint Project growth principles and which items in Auburn's General Plan Implementation Work Program promote the principle.

### **TRANSPORTATION CHOICES**

Community design can help encourage people to walk, ride bicycles, ride the bus, ride light rail, take the train or car-pool. For example, streets can be designed to include dedicated bike lanes or special lanes for bus rapid transit. Community design can encourage people to make more trips closer to home, making walking or biking easier. As more people walk, bike, or ride the bus, congestion and air pollution are reduced.

1. Develop Transportation Systems Management Program (promote showers in businesses etc.).
2. Develop Trip Reduction Implementation Program. Ordinance adopted March 8, 1993.
3. Prepare Transit Master Plan. Short Range Transit Plan adopted May 23, 2005. Long Range Transit Plan under development.
4. Update Airport Land Use Compatibility Plan.
5. Implement the Auburn Park Conservancy Non-Auto Circulation Plan and the Auburn Ravine Trail Master Plan. Bike Master Plan adopted 6/28/04.
6. Coordinate RTP and Congestion Management Plan with Placer County.
7. Adopt the street standards contained in the General Plan. New street standards adopted - 3/13/06.
8. Use Auburn Urban Development Agency for circulation system improvements.
9. Promote establishment of Rail Transit Station. Rail Transit Station completed February, 2004.
10. Create and implement a joint City/County Traffic Mitigation Fee (TMF) Program.

### **HOUSING CHOICES**

Providing a variety of places where people can live – apartments, condominiums, townhouses, and single-family detached homes – creates opportunities for the variety of people who need them – families, singles, seniors, and people with special needs. This issue is of special concern for the very low-, low-, and moderate-income people for whom finding housing, especially housing close to work, is challenging. By providing a diversity of housing options, more people have a choice.

1. Minimum densities. Amend zoning ordinance to insure minimum densities in the R-2 and R-3 zone districts.
2. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households.
3. Promote second units.
4. Facilitate construction of affordable rental housing for very low- and low-income seniors.
5. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.



## COMPACT DEVELOPMENT

Creating environments that are more compactly built and use space in an efficient but more aesthetic manner can encourage more walking, biking, and public transit use.

## USE EXISTING ASSETS

Focusing development in communities with vacant land or intensifying development of underutilized land can make better use of public infrastructure, including roads. Building on existing assets can also mean refurbishing historic buildings or clustering buildings more densely in suburban office parks.

1. Pursue implementation of Auburn Urban Development Authority Redevelopment Plan.
2. Use Auburn Urban Development Agency for circulation system improvements.
3. Identify areas suitable for redevelopment.
4. Implement the Historic District Development Guidelines and continue implementation of the Auburn Main Street Design Guidelines.

## MIXED LAND USES

Building homes together with small businesses or even light industry is called “mixed-use” development, and it has proven to create active, vital neighborhoods. There are many examples of this type of development: a housing project near an employment center; a small shopping center near houses; or a high-rise building with ground-floor retail and apartments or condominiums upstairs. Mixed-use development near transit can boost ridership.

## NATURAL RESOURCES CONSERVATION

Our quality of life is better when we have clean air to breathe and water to drink, and when we can experience the outdoors – in parks and greenbelts or in natural places. To ensure healthy and attractive natural environments we must preserve and maintain our open spaces and natural places and conserve the most productive farmland. Community design can help accomplish this by encouraging energy-efficient design, water conservation and storm water management, and the planting of shade trees to reduce ground temperatures in the summer.

1. Prepare/adopt Tree Ordinance.
2. Prepare/adopt Open Space Ordinance to zone open space use in perpetuity.
3. Prepare/adopt Stream, Canal and Waterway Protection Ordinance.
4. Prepare/adopt Habitat Management Plan.
5. Maintain Parks Standard of 5 acres/1,000 pop.
6. Provide for recreational opportunities in Baltimore Ravine through the Southwest Specific Plan.

## QUALITY DESIGN

How projects are developed, how they are oriented in relationship to the street, how well designed their facades are, if they have setbacks and where their garages are placed, all



contribute to a community's attractiveness. This also influences how much people like to walk or bike and contributes to community pride and sense of ownership.

1. Prepare design guidelines for commercial/industrial development.
2. Pursue implementation of Auburn Urban Development Authority Redevelopment Plan.
3. Identify areas suitable for redevelopment.
4. Implement the Historic District Development Guidelines and continue implementation of the Auburn Main Street Design Guidelines.

## MIXED LAND USES

## NATURAL RESOURCES CONSERVATION

## QUALITY DESIGN





## Report to the Auburn City Council

Action Item
Agenda Item No. 8

City Manager's Approval
-------------------------

**To:** Mayor and City Council Members  
**From:** Reg Murray, Senior Planner *RAM*  
**Date:** March 9, 2009  
**Subject:** Planning Commission Consensus Memo (2009)

### The Issue

Informational item only.

### Conclusions and Recommendations

No action is required.

### Background

The Auburn City Council passed a resolution in January, 2007, which stated that the Planning Commission may, on an annual basis in February, submit a consensus memo to the City Council identifying their priority planning issues for the subsequent year. On February 17, 2009, the Auburn Planning Commission reviewed their planning priorities for the coming year. Based on their discussion, the Planning Commission identified four priority items which are detailed in the attached memo for the City Council's review and consideration (Attachment 1). Attached to the memo is a copy of the current priority projects list maintained by the Community Development Department.

Over the past couple of years, the Historic Design Review Commission (HDRC) has also reviewed their priorities at the same time as the Planning Commission. The HDRC's primary interest is still an update of the sign ordinance. The HDRC is also interested in relaxing temporary sign standards due to the current economy as well as scoping out the potential issues that an update of the sign ordinance would need to address.

### Alternatives Available; Implications of Alternatives

No action is required.

### Fiscal Impact

Allocation of staff time to: a) support an *ad hoc* commission for the Trails Master Plan; b) scope out issues for the HDRC related to an update to the sign ordinance; and c) support the temporary application of temporary sign regulations.

### Attachments:

1. Planning Commission Consensus Memo w/ attached Priority Projects List

P:\Annual PC&CC Reporting\2009\PC Priorty Projects\PC Consensus Memo 2009.ccrpt1.doc





# Memorandum

City of Auburn  
Community Development Department

<b>To:</b>	Mayor Holmes and City Council Members
<b>From:</b>	Auburn Planning Commission
<b>By:</b>	Reg Murray, Senior Planner <i>[Signature]</i>
<b>Date:</b>	March 9, 2009
<b>Subject:</b>	Planning Commission Consensus Memo Regarding Priority Planning Issues (2009)

On January 22, 2007, the Auburn City Council passed a resolution which stated that the Planning Commission may, on an annual basis in February, review priority planning issues and submit a consensus memo to the City Council. The Auburn Planning Commission reviewed planning issues at their meeting on February 17, 2009 and identified four priority issues (listed below).

1. The Planning Commission reaffirms interest in updating the Sign Ordinance;
2. The Planning Commission supports the review of parking standards;
3. The Planning Commission reaffirms interest in updating the Zoning Ordinance, currently being conducted by the Auburn Community Development Department;
4. The Planning Commission reaffirms interest in developing a Trails Master Plan. The Commission also requests that the City Council establish an *ad hoc* committee to begin work on a Trails Master Plan.

P:/Annual PC&CC Reporting/2009/PC Priority Projects/PC Consensus Memo.2009



# COMMUNITY DEVELOPMENT DEPARTMENT - SPECIAL PROJECTS LIST

(2/17/09)

Project

Comments

PLANNING COMMISSION		* Commission priority
1	Sign Ordinance Update*	Update Auburn Sign Ordinance (3/26/07)
2	Parking Standards	Review zoning ordinance parking standards including parking ratios and treatment of Downtown/Old Town vs. rest of the City (Nesbitt/Smith). <i>Update currently in process.</i>
3	Zoning Ordinance Update	<i>CDD currently preparing the first administrative draft. Commission review is anticipated to start in the next 3-6 months.</i>
4	Trails Master Plan	2/5/08 - Establish a Trails Master Plan (Worthington); 2/17/09 - The Planning Commission requests that an ad hoc committee be established to begin working on the Trails Master Plan.
HDRC		* Commission priority
5	Sign Ordinance	Review sign ordinance with respect to historic areas; what is allowed and not allowed; what constitutes a window sign? (Smith/Elder); 2/17/09 - The HDRC is interested in a) temporarily relaxing the standards for temporary signs due to the economy, and b) scoping out the potential issues that an update to the sign ordinance would need to address.
6	Historic Colors*	Review color palette for historic colors. Completed 1/20/09.
STAFF		* Staff priority
7	Major Projects for 2009*	a) Baltimore Ravine Specific Plan b) Costco c) Hampton Inn
8	Zoning Ordinance Update	Update the Auburn Zoning Ordinance ( <i>in process</i> )
9	Housing Element Implementation	Complete programs from the 2008-2013 Housing Element
10	Housing Conditions Survey	Enables grant application for housing rehabilitation assistance program
11	General Plan Implementation	Complete programs from the General Plan
12	School Park Preserve	Development Agreement and Park Management Plan
13	Animal Control Ordinance	Update coordinated with Code Enforcement and Police



14	General Plan Update	Establish process for annual (?) updates to the General Plan on an element-by-element basis. Establish a fee surcharge for the general plan process
15	Subdivision Ordinance	Revise to be consistent with the subdivision map act (e.g. AMC allows three one-year extensions vs. five one-year extensions in the subdivision map act).
16	Plan List	Create a list of "plans" that we could use to determine if a project falls within a plan (i.e. Auburn Ravine Trail Plan; non-auto circulation plan).
17	CDBG Business Loan Program	
18	CDBG Business Loans	
19	CDBG Grants	Monitor existing grants; process grant applications
20	CDBG Boys & Girls Club	
21	General Plan Land Use Map	Finalize digital update of the General Plan Land Use Map

P: Annual PC&CC Reporting/CC-PC Special Projects List.2-17-09.PC Comments

Comments

(3/11/03)

Project

COMMITTEE DELEGATION DEBATEMENT - SPECIAL PROJECTS LIST





## *Report to the Auburn City Council*

Action Item

Agenda Item No. 9

City Manager Approval

**To:** Mayor and City Council Members  
**From:** Mark D'Ambrogi, Fire Chief  
**Date:** March 9, 2009  
**Subject:** Informational Item- Auburn Fire 2008 Incident Response Report

### The Issue

This is a Staff report on 2008 Fire Department response and emergency incidents. No action is requested or required. This is informational only.

### Conclusion and Recommendation

Staff will present an overview of 2008 Fire Department response.

### Background

#### Highlights

- Fire Department calls for service during 2008- Total 1824, highest recorded volume to date.
- Medical Aid related calls highest response; 73% of total calls
- Fire and Medical Call types indicate an increase over the previous year.
- Over a ten (10) year period, Fire Department calls for service indicate a 22% increase.
- 15 additional volunteer firefighting personnel are in various levels of training.
- Grant funding for fuels projects continues to become very competitive. Prop 40 funds have ceased; there is an outstanding invoice of approximately \$36,000.00 due two vendors of which the state has not paid.
- Automatic and mutual aid occurrences with neighboring agencies continue to increase due to significant growth in call volumes and multi incidents occurring at the same time.

**THIS ITEM IS INFORMATIONAL ONLY. A COPY OF THE PRESENTATION/INFORMATION IS AVAILABLE FROM THE CITY CLERK'S OFFICE OR THE FIRE CHIEF'S OFFICE.**

Mark D'Ambrogi  
Fire Chief



Action Item  
Agenda Item No. 9

City Manager Approval  
*[Signature]*

# Report to the Auburn City Council



Subject: Informational Item - Auburn Fire 2008 Incident Response Report  
Date: March 9, 2009  
From: Mark D. Ambrosi, Fire Chief  
To: Mayor and City Council Members

**The Issue**  
This is a Staff report on 2008 Fire Department response and emergency incidents. No action is requested or required. This is informational only.

**Conclusion and Recommendation**  
Staff will present an overview of 2008 Fire Department response.

**Background**  
**Highlights**

- Fire Department calls for service during 2008 - Total 1834, highest recorded volume to date.
- Medical Aid related calls highest response; 73% of total calls.
- Fire and Medical Call types indicate an increase over the previous year.
- Over a ten (10) year period, Fire Department calls for service indicate a 23% increase.
- 15 additional volunteer firefighting personnel are in various levels of training.
- Grant funding for local projects continues to become very competitive. From 40 funds have ceased, there is an outstanding invoice of approximately \$36,000.00 due two vendors of which the state has not paid.
- Automatic and mutual aid occurrences with neighboring agencies continue to increase due to significant growth in call volumes and multi incidents occurring at the same time.

THIS ITEM IS INFORMATIONAL ONLY. A COPY OF THE PRESENTATION INFORMATION IS AVAILABLE FROM THE CITY CLERK'S OFFICE OR THE FIRE CHIEF'S OFFICE.

*[Signature]*

Mark D. Ambrosi  
Fire Chief



## *Report to the Auburn City Council*

Action Item
Agenda Item No. 11
City Manager's Approval

**To:** Mayor and City Council Members  
**From:** Reg Murray, Senior Planner  
**Date:** March 9, 2009  
**Subject:** Annual Housing Element Progress Report (2008)

### *The Issue*

Should the Auburn City Council adopt the 2008 Annual Housing Element Progress Report and submit the report to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD)?

### *Conclusions and Recommendations*

By Motion, adopt the 2008 Annual Housing Element Progress Report and direct Staff to submit the report to the State Office of Planning and Research and the State Department of Housing and Community Development.

### *Background*

The Community Development Department provides an annual Housing Element Progress Report to both the Auburn Planning Commission and the Auburn City Council. The report, which identifies how the City is meeting its housing requirements as specified by State law, was submitted to the Planning Commission on February 17, 2009. Upon review and approval by the Auburn City Council, the report will be submitted to HCD and OPR on or before April 1, 2009.

The attached information describes how the City is meeting its share of the regional housing needs pursuant to California Government Code §65584. The information includes the 2008 Update to the Auburn Housing Element adopted on December 8, 2008.

The City is also required to identify local efforts to remove governmental constraints to the maintenance, improvement and development of housing for persons with disabilities (pursuant to California Government Code §65583(c)(3)). The City did not pass any programs during the 2008 calendar year that removed such constraints.

### *Alternatives Available; Implications of Alternatives*

1. Approve the 2008 Annual Housing Element Progress Report as presented and direct staff to submit the report to the State Office of Planning and Research and the State Department of Housing and Community Development.



2. Direct staff to revise the 2008 Annual Housing Element Progress Report based on comments at the March 9, 2009 City Council hearing and submit the report to the State Office of Planning and Research and the State Department of Housing and Community Development.

**Fiscal Impact**

Not applicable

**Attachments:**

1. 2008 Annual Housing Element Progress Report



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction CITY OF AUBURN  
Reporting Period 1/1/2008 - 12/31/2008

Table A

Annual Building Activity Report  
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development  See Instructions	Deed Restricted Units  See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
										Comparison of rental rates for similar units based on size, number of bedrooms, and affordable rental rates based on the 2007 median household income by family size for the Sacramento Standard Metropolitan Statistical Area	
(9) Total of Above Moderate from Table A2								12			
(10) Total by income units (Field 5) Table A			▲		▲		▲		▲		12

ATTACHMENT 1



# **ANNUAL ELEMENT PROGRESS REPORT** **Housing Element Implementation**

(CCR Title 25 §6202 )

<b>Jurisdiction</b>	CITY OF AUBURN
<b>Reporting Period</b>	1/1/2008 - 12/31/2008

**Table A2**

**Annual building Activity Report Summary for Above Moderate-Income Units**  
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	4	0	6	2	0	12

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction CITY OF AUBURN

Reporting Period 1/1/2008 - 12/31/2008

Table B

### Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2000	2001	2002	2003	2004	2005	2006	2007	2008	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed				8						8	85
	Restricted Non-deed restricted											
Low	Deed				72						72	46
	Restricted Non-deed restricted								4		4	
Moderate	Deed											193
	Restricted Non-deed restricted								11		13	
Above Moderate					253	83	108	25	22	12	503	0
Total RHNA by COG. Enter allocation number:					333	85	108	25	37		600	324
Total Units												
Remaining Need for RHNA Period												



TABLE C

**CITY OF AUBURN**  
**Program Implementation Status**  
**Reporting Period: 1/1/08 – 12/31/08**

Work Task	Time Frame	Comments
1. The City of Auburn is currently processing the Baltimore Ravine Specific Plan (BRSP). The BRSP will comply with the SACOG Affordability Compact to provide a 10 percent affordable housing goal. Development standards will be adopted with the BRSP that will provide greater flexibility to increase project densities. The City expects that affordable housing projects in the BRSP will meet the following requirements: a. A minimum density of 20 units per acre for multifamily; b. A minimum of 16 units constructed per site for multifamily; and c. Owner occupied and multi-family rental residential uses are allowed by right.	Mid 2009 w/ adoption of the BRSP	Ongoing
2. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households	Ongoing	Ongoing with housing consultants
3. Promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program. a. Provide information at the City's customer service counter b. Provide information on the City's website.	Ongoing  To be done To be done	<i>Density Bonus Ordinance adopted 6/23/08</i>
4. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density	Ongoing	Ongoing
5. Evaluate the feasibility of an Inclusionary Housing Ordinance.	January, 2010	To Do
6. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts.	Ongoing	Ongoing
7. The City will promote second unit dwelling standards on the City's website.	Ongoing	<i>Second Unit Ordinance adopted 4/14/08</i>
8. The City will investigate the financial and staffing resources required to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. a. Provide information at the City's customer service counter b. Provide information on the City's website.	FY 2008-2009  To be done To be done	<i>2/09 - Grant application for housing rehabilitation assistance being prepared by housing consultant</i>



Work Task		Time Frame	Comments
9. The City will investigate the financial and staffing resources required to provide a first time home buyers program for low and moderate-income households to ascertain if it is feasible to provide such a program in Auburn.		FY 2008-2009	To be done
a. Provide information at the City's customer service counter			To be done
b. Provide information on the City's website.			To be done
10. Subsidized rental properties – Measures to alleviate the loss of units at risk due to conversion to market rate units.			Ongoing
a. Maintain and update a list of at-risk subsidized rental properties.		Annually	
b. Contact owners of at-risk subsidized rental properties regarding their interest in selling properties or maintaining the rental units as affordable units.		As needed	
c. Work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units.		As needed	
d. Maintain and update a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units.		Annually	
e. Work with non-profit agencies to identify and apply for federal, state and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at risk projects.		As needed	
f. Provide information regarding other affordable housing opportunities within the City.		Ongoing	
11. Enforce State energy conservation requirements		Immediate and ongoing	Ongoing
12. Facilitate construction of affordable rental housing for very low- and low-income seniors.		Ongoing	Ongoing as opportunities occur
13. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.		2009-2010	Ongoing as part of 2009 Zoning Ordinance update
14. Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters.		By 12/8/09	Ongoing as part of 2009 Zoning Ordinance update
15. Promote Universal Design.		2008-2013	Ongoing
16. Provide means for resolution of housing complaints and fair housing issues		2008-2013	Flyers/information/phone numbers prepared; Ongoing
17. Continue working with Placer County Health and Human Services to address homeless needs in the County.		2008-2013	Ongoing
18. Review the Housing Element annually.		2008-2013	Annual reports occur February/March
19. Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan.		2008-2013	Ongoing as necessary



Work Task	Time Frame	Comments
20. City may establish a position of Housing Coordinator.	2008-2013	Housing consultant firm of Stewart and Graham hired June, 2006
21. Update the zoning ordinance to allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures.	2009/2010	Ongoing as part of 2009 Zoning Ordinance update





## ***Report to the Auburn City Council***

Action Item
Agenda Item No. 12
City Manager's Approval

**To:** Mayor and City Council Members  
**From:** Reg Murray, Senior Planner  
**Date:** March 9, 2009  
**Subject:** General Plan Implementation Work Plan (2009)

### **The Issue**

Should the Auburn City Council adopt the 2009 Annual General Plan Implementation Work Plan and submit the plan to the State Office of Planning and Research and the State Department of Housing and Community Development?

### **Conclusions and Recommendations**

By Motion, adopt the 2009 Annual General Plan Implementation Work Plan and direct Staff to submit the plan to the State Office of Planning and Research and the State Department of Housing and Community Development.

### **Background**

On January 22, 2007, the Auburn City Council passed a resolution directing that the Community Development Department, on an annual basis in February, provide the Auburn Planning Commission with an updated copy of the General Plan implementation work plan and checklist. The work plan is a table in the Auburn General Plan (Table XII-1; see Attachment 1) which summarizes the status of the various work tasks that the City has committed to doing in its implementation of the General Plan. The intent of providing this information to the Commission on a regular basis is to insure that Commission members (and City Council members) are kept informed about the status of the City's General Plan when considering land use issues that might come before them.

The following items from the work plan have been addressed, or are currently being worked on, since the last annual review in 2008:

1. Hillside Ordinance - Joint workshop(s) held April/May 2008; discussions tabled for now.
2. Second Unit Ordinance - Adopted by the City Council on April 14, 2008.
3. Density Bonus Ordinance - Adopted by the City Council on June 23, 2008



4. 2008-2013 Housing Element Update - Adopted by the City Council on December 8, 2008 and certified by the State Department of Housing and Community Development on January 27, 2009. Several tasks associated with the Housing Element are currently in-process:
  - a. CDD is currently pursuing a grant application for housing rehabilitation assistance.
  - b. Several Housing Element work tasks are currently being addressed with the ongoing update to the Auburn zoning ordinance. They include providing for residential care facilities, transitional housing, and single resident occupancy units.
5. Landscape Ordinance – The landscape ordinance is currently being amended in conjunction with the ongoing zoning ordinance update.

The annual report must also be submitted to both the State Office of Planning and Research and the State Department of Housing and Community Development. Following action by the City Council, the report will be forwarded to both agencies prior to the required deadline (April 1<sup>st</sup>).

#### **Alternatives Available; Implications of Alternatives**

1. Approve the Annual General Plan Implementation Work Plan (2009 Report) as presented and submit the report to the State Office of Planning and Development and the State Department of Housing and Community Development.
2. Direct staff to revise the Annual General Plan Implementation Work Plan (2009 Report) based on comments at the March 9, 2009 City Council hearing and submit the report to the State Office of Planning and Development and the State Department of Housing and Community Development.

#### **Fiscal Impact**

Not applicable

#### **Attachments:**

1. 2009 Updated General Plan Implementation Work Plan



# City of Auburn Implementation Work Program 2009 Update

TABLE XII-1 IMPLEMENTATION WORK PROGRAM AUBURN GENERAL PLAN 1992-1997				
Work Task	Policies	Responsibility	Time Frame	Comments
	LAND USE			
1. Prepare design guidelines for commercial/industrial development	1.1, 1.2, 7.1, 7.2, 8.1	CD	1993	To be done
2. Prepare/adopt hillside development ordinance	3.1, 3.2, 3.3, 3.4, 6.2	CD, PW	1993	To be done. <i>Joint workshop and discussions held April/May 2008; tabled for future consideration</i>
3. Update Zoning Map	5.1, 5.2, 5.3	CD	1993	Ongoing as zoning changes
4. Adopt Landscape/Lighting Districts in residential and commercial areas	6.4, 7.2	CD, PW, Fi	1994	To be done
5. Update the Capital Improvement Program	9.1, 9.2, 10.1	GM, CD, PW	1993 Annual	Ongoing
6. Continue Annexation Program	9.2, 10.1, 10.2, 10.3, 10.4	CD, CM	1993-1997	Ongoing
7. Pursue funding sources for cultural programs	11.1	CD Arts Commission	Immediate and ongoing	Ongoing
8. Prepare School Facilities Plan	12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 12.10	CD, ARD, School Districts, PW	1994-1997	Completed/ongoing
9. Pursue implementation of Auburn Urban Development Authority Redevelopment Plan	1.1, 6.1, 6.2, 6.3, 6.4, 7.3, 8.1	Auburn Urban Development Authority, CD, PW, CM	Ongoing	Ongoing; Redevelopment Area amended and enlarged in 2007
10. Prepare proposal for new Sphere of Influence and submit to LAFCO	2.1, 9.2, 10.1, 10.2, 10.3, 10.4	CD, LAFCO	1993	Completed/ongoing
11. Implementation Measures for Goal 4, Air Quality Enhancement	4.1, 4.2, and related policies noted in other elements	CD, PW	Varies	Completed/ongoing



CIRCULATION		CIRCULATION		CIRCULATION	
1. Develop TSM Program	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 3.8	PW, CD	Ongoing/ Annual update	1.3 - outdated 1.4 - needs to be updated	
2. Develop Trip Reduction Implementation Program	3.3, 3.5, 3.8	PW	1992-1997	Ordinance adopted March 8, 1993	
3. Prepare Transit Master Plan	3.2, 3.4, 3.6, 3.8	CD, PW	1993	Short Range Transit Plan adopted 5/23/05 Long Range Transit Plan adopted by PCTPA 6/27/06	
4. Update CLUP	4.1, 4.2, 4.3, 4.4	CD	1993	Airport Master Plan updated July 2007	
5. Prepare Capital Improvement Plan	2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 3.8, 4.3, 5.1, 5.2	PW	Annually	Completed/ongoing	
6. Implement the Auburn Park Conservancy Non-Auto Circulation Plan and the Auburn Ravine Trail Master Plan	2.2, 3.8	CD, PW	Immediate and ongoing	Ongoing Bike Master Plan adopted 6/28/04	
7. Coordinate RTP and Congestion Management Plan with Placer County	1.6, 1.7, 3.3, 3.4, 3.7, 3.8	PW	Immediate and ongoing	Completed/ongoing	
8. Adopt the street standards contained in the General Plan	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10	CD, PW, F	1994	New street standards adopted - 3/13/06	
9. Use Auburn Urban Development Agency for circulation system improvements	1.3, 2.3, 2.4, 3.8, 5.1, 5.2	AUDA, CD, PW, CM	Ongoing	Ongoing	
10. Promote establishment of Rail Transit Station	3.4, 3.6, 5.2	CD, PW, AUDA	1992-1995	Rail Transit Station completed February, 2004	
11. Require the appropriate technical analysis for improvements of Highway 49 and I-80	1.2, 1.4, 1.6, 1.7, 2.5, 3.1, 5.1	CD, PW	Ongoing	Completed/ongoing	
12. Create and implement a joint City/County Traffic Mitigation Fee (TMF) Program	1.11	CD, PW	1994	To Do (as a City fee; not joint with Placer County)	

HOUSING				
	CD	Mid 2009 w/ adoption of the BRSP	Ongoing	
1. The City of Auburn is currently processing the Baltimore Ravine Specific Plan (BRSP). The BRSP will comply with the SACOG Affordability Compact to provide a 10 percent affordable housing goal. Development standards will be adopted with the BRSP that will provide greater flexibility to increase project densities. The City expects that affordable housing projects in the BRSP will meet the following requirements: <ul style="list-style-type: none"><li>• A minimum density of 20 units per acre for multifamily;</li><li>• A minimum of 16 units constructed per site for multifamily; and</li><li>• Owner occupied and multi-family rental residential uses are allowed by right.</li></ul>				
2. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households	CD, AUDA, Participating Nonprofit & For Profit Housing Providers	Ongoing	Ongoing with housing consultants	
3. Promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program. <ul style="list-style-type: none"><li>• Provide information at the City's customer service counter</li><li>• Provide information on the City's website.</li></ul>	CD	Ongoing  To be done  To be done	Ongoing  <i>Density Bonus Ordinance adopted 6/23/08</i>	
4. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density	CC, PC, CD	Ongoing	Ongoing	
5. Evaluate the feasibility of an Inclusionary Housing Ordinance.	CC, PC, CD	January, 2010	To Do	
6. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts.	CD	Ongoing	Ongoing	



7. The City will promote second unit dwelling standards on the City's website.		CD	Ongoing	Ongoing Second Unit Ordinance adopted 4/14/08
8. The City will investigate the financial and staffing resources required to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. <ul style="list-style-type: none"> <li>• Provide information at the City's customer service counter</li> <li>• Provide information on the City's website.</li> </ul>		CD	FY 2008-2009	Ongoing 2/09 - Grant application for housing rehabilitation assistance being prepared by housing consultant  To be done  To be done
9. The City will investigate the financial and staffing resources required to provide a first time home buyers program for low and moderate-income households to ascertain if it is feasible to provide such a program in Auburn. <ul style="list-style-type: none"> <li>• Provide information at the City's customer service counter</li> <li>• Provide information on the City's website.</li> </ul>		CD	FY 2008-2009	To be done  To be done  To be done

10. Subsidized rental properties – Measures to alleviate the loss of units at risk due to conversion to market rate units.				Ongoing
a. Maintain and update a list of at-risk subsidized rental properties.			Annually	
b. Contact owners of at-risk subsidized rental properties regarding their interest in selling properties or maintaining the rental units as affordable units.			As needed	
c. Work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units.			As needed	
d. Maintain and update a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units.			Annually	
e. Work with non-profit agencies to identify and apply for federal, state and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at risk projects.			As needed	
f. Provide information regarding other affordable housing opportunities within the City.			Ongoing	
11. Enforce State energy conservation requirements		CD	Immediate and ongoing	Ongoing
12. Facilitate construction of affordable rental housing for very low- and low-income seniors.		CD	Ongoing	Ongoing as opportunities occur
13. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.		CD	2009-2010	To Do Ongoing as part of 2009 Zoning Ordinance update
14. Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters.		CD	By 12/8/09	To Do Ongoing as part of 2009 Zoning Ordinance update
15. Promote Universal Design.		CD	2008-2013	Ongoing
16. Provide means for resolution of housing complaints and fair housing issues		CD	2008-2013	Flyers/information/phone numbers prepared; Ongoing
17. Continue working with Placer County Health and Human Services to address homeless needs in the County.		CD	2008-2013	Ongoing



18. Review the Housing Element annually.		CD		2008-2013	Annual reports occur February/March
19. Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan.		CD		2008-2013	Ongoing as necessary
20. City may establish a position of Housing Coordinator.		CC, CD		2008-2013	Housing consultant firm of Stewart and Graham hired June, 2006
21. Update the zoning ordinance to allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures.		CD		2009/2010	To Do <i>Ongoing as part of 2009 Zoning Ordinance update</i>
OPEN SPACE					
1. Prepare/adopt Tree Ordinance	1.2	CD		1993	Adopted 6/23/03
2. Prepare/adopt Open Space Ordinance to zone open space use in perpetuity	3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 5.4	CD		1993	To Do
3. Prepare/adopt Stream, Canal and Waterway Protection Ordinance	7.4, 7.6	CD		1993	To Do
4. Prepare/adopt Habitat Management Plan	1.1, 1.3, 1.4, 1.5, 1.6, 1.9, 2.6, 5.4, 7.6	CD		1995	To Do; Participating in discussions with Placer County Legacy
5. Continue to utilize Quimby Act	3.6, 5.1, 5.2, 5.3, 5.4, 5.6, 6.7	CD, ARD		Ongoing	Ongoing
6. Maintain Parks Standard of 5 acres/1,000 pop.	3.6, 6.7	CD, ARD		1992-1997	Ongoing
7. Include measures to protect visual resources along scenic corridors in Zoning Ordinance	5.4, 6.1, 6.2, 6.3, 6.4, 6.5, 7.6	CD		1993	To Do
8. Provide for recreational opportunities in Baltimore Ravine through the Southwest Specific Plan	3.6, 5.1, 5.2, 5.3, 5.4, 5.5, 6.7	CD		1992-1993	To Do; Baltimore Ravine Specific Plan currently under review
9. Prepare a Household Hazardous Waste Ordinance (see Safety Element Implementation Measure K)	2.5	PW		1992-1993	To Do. City does participate with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility
10. Amend the Landscape Ordinance to establish a maintenance and enforcement program	6.6	CD		1993-1994	To Do <i>Ongoing as part of 2009 zoning ordinance update</i>
11. Implementation measures for Policy 7.3 are included in implementation of the Land Use Element	7.3	CD, PW, B		Ongoing	To Do



NOISE					
1. Develop and utilize procedure to ensure noise mitigation measures are implemented	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/Ongoing	
2. Develop and utilize procedures to monitor compliance with the standards of the Noise Element	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/Ongoing	
3. Enforce the State Noise Insulation Standards and Chapter 35 of the Uniform Building Code (UBC)	1.2, 2.3, 2.4, 2.5, 2.6	CD, B	Immediate and ongoing	Ongoing	
4. Enforce California Vehicle Code sections relating to vehicle mufflers and exhaust systems	General Plan Guidelines	CD, P	Immediate and ongoing	Ongoing	
5. Purchase only new equipment and vehicles which comply with noise level performance standards	General Plan Guidelines	CD, P, F, PW, CM	Immediate and ongoing	Done/Ongoing	
6. Periodically review and update the Noise Element to ensure consistent with changing conditions within the community	General Plan Guidelines	CD	Immediate and ongoing	To Do	
SAFETY					
1. Review new development for conformance to fire safety standards	1.1, 1.2, 1.3	CD, F	Ongoing	Ongoing	
2. Prepare educational brochure on fire hazard and prevention	1.4, 1.5	CD, F	1993	Done	
3. Develop/adopt flood zone prohibition in Zoning Ordinance	2.1, 2.2, 2.3	CD, PW	1994	Done	
4. Coordinate with Placer County regarding Solid Waste and Hazardous Management Plans	3.1, 4.1, 4.2, 4.3, 4.4	CD, PW	Annually	Ongoing	
5. Conform to CEQA review requirements	3.2, 3.3, 3.4, 3.5, 3.6	CD, PW, F, P	Ongoing	Ongoing	
6. Periodically update the Emergency Services Plan	5.1, 5.2, 5.3, 5.8	P, F, PW, CM	Ongoing	Ongoing	
7. Continue/expand Crime Prevention Programs	5.5, 5.6	P	Ongoing	Ongoing	
8. Include emergency access for development projects	3.6, 5.1, 5.7	CD, PW, B	Ongoing	Ongoing	
9. Include legible sign and street number requirements in the development review process	5.1, 5.2, 5.4	CD, PW, B	Ongoing	Ongoing	
10. Require new buildings comply with UBC Standards regarding seismic events	3.1, 3.3, 3.4, 3.5, 5.2	CD, PW, B	1992-ongoing	Ongoing	



11. Prepare a Household Hazardous Waste Ordinance	4.5	PW	1992-1993	To Do. City does participate with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility
<b>ECONOMIC</b>				
1. Host annual seminar with Chamber of Commerce, Main Street, Merchants Association	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1	CM, CD	1st Annual 1994	To Do
2. Identify areas suitable for redevelopment	2.2, 3.2	CD, PW, AUDA	Immediate and ongoing	Auburn Redevelopment Area updated May, 2007
3. Promote establishment of rail station	4.1, 4.2, 4.3	CD, AUDA, PW	Immediate and ongoing	Rail Transit Station completed February, 2004
4. Retain services of economic development specialist to assist with business retention/expansion	1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 3.1, 3.2	AUDA, CM, CD	1993	Done/Ongoing
<b>HISTORIC</b>				
1. Prepare/adopt Historic District designation for Old Town and Downtown Areas.	1.1	CD	1994-1998	Completed - 11/15/04
2. Implement the Historic District Development Guidelines and continue implementation of the Auburn Main Street Design Guidelines	1.1	CD	1993-1995 and ongoing	Ongoing; Historic Preservation Architectural Design Guidelines updated 10/04
3. Continue to update the inventory of historic sites	1.2	CD	1994-1996	Ongoing
4. Prepare an historic site ordinance	1.2	CD	1994-1996	Completed - 11/15/04
5. Prepare design guidelines for residential structures	1.2	CD	1994-1996	Completed - 11/15/04; Design review for single-family residential was not required, however, design guidelines were included for SFR should a SFR owner opt to have their property designated historic
<b>LEGEND:</b> CD Community Development Department P Police Department PW Public Works Department PC Planning Commission F Fire Department CM City Manager CC City Council Fi Finance Department Community Development Department Auburn Urban Development Authority Auburn Recreation District Building Department Local Agency Formation Commission				